

087.0

0006

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

688,800 /

688,800

USE VALUE:

688,800 /

688,800

ASSESSED:

688,800 /

688,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WONG TIM & TERESA	
Owner 2:	
Owner 3:	

Street 1: 32 RIDGE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: KECHEJIAN STEVEN P -
Owner 2: KECHEJIAN LINDA -
Street 1: 32 RIDGE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 7,520 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Clapboard Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

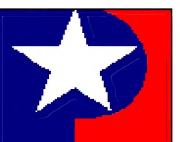
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7520		Sq. Ft.	Site		0	70.	0.86	12									451,920						451,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7520.000	236,900		451,900	688,800		55344
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18



!7112!
USER DEFINED
Prior Id # 1: 55344
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,900	0	7,520.	451,900	688,800	688,800	Year End Roll	12/18/2019
2019	101	FV	202,200	0	7,520.	419,600	621,800	621,800	Year End Roll	1/3/2019
2018	101	FV	202,200	0	7,520.	419,600	621,800	621,800	Year End Roll	12/20/2017
2017	101	FV	202,200	0	7,520.	368,000	570,200	570,200	Year End Roll	1/3/2017
2016	101	FV	202,200	0	7,520.	335,700	537,900	537,900	Year End	1/4/2016
2015	101	FV	189,400	0	7,520.	297,000	486,400	486,400	Year End Roll	12/11/2014
2014	101	FV	189,400	0	7,520.	280,800	470,200	470,200	Year End Roll	12/16/2013
2013	101	FV	189,400	0	7,520.	267,300	456,700	456,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KECHEJIAN STEVE	48700-24		12/20/2006		365,000	No	No		
KECHEJIAN RITA	30923-188		12/2/1999	Family	196,800	No	No		
	11667-650		4/22/1969			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/15/2008	781	Re-Roof	7,900						10/11/2018	Meas/Inspect	BS	Barbara S
									12/17/2008	Meas/Inspect	163	PATRIOT
									4/6/2007	MLS	MM	Mary M
									4/3/2000	Meas/Inspect	263	PATRIOT
									12/1/1981		MM	Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 5	- Cape			Full Bath: 1	Rating: Good																	
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath:	Rating:																	
Prime Wall: 2	- Clapboard			A HBth:	Rating:																	
Sec Wall:				OthrFix:	Rating:																	
Roof Struct: 1	- Gable			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																	
Color: WHITE				A Kits:	Rating:																	
View / Desir:				Fpl: 2	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C	- Average			CONDOS INFORMATION																		
Year Blt: 1941	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %														
Prim Int Wall: 1	- Drywall			Functional:				%														
Sec Int Wall:				Economic:				%														
Partition: T	- Typical			Special:				%														
Prim Floors: 3	- Hardwood			Override:				%														
Sec Floors:				Total:	31 %																	
Bsmnt Flr: 3	- Hardwood			CALC SUMMARY				COMPARABLE SALES				SUB AREA										
Subfloor:				Basic \$ / SQ:	105.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL				
Bsmnt Gar: 1				Size Adj.: 1.35000002									BMT	Basement	1,120	49.920	55,916					
Electric: 3	- Typical			Const Adj.: 1.00989902									FFL	First Floor	1,060	143.150	151,742					
Insulation: 2	- Typical			Adj \$ / SQ: 143.153									HST	Half Story	390	143.150	55,830					
Int vs Ext: S				Other Features: 79000									PAT	Patio	180	4.380	788					
Heat Fuel: 1	- Oil			Grade Factor: 1.00									Net Sketched Area: 2,750 Total: 264,276									
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000									Size Ad	1450	Gross Are	3140	FinArea	1730				
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100				LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 343275																		
% Com Wall	% Sprinkled:			Depreciation: 106415																		
				Depreciated Total: 236860																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:	IMAGE				
SPEC FEATURES/YARD ITEMS				PARCEL ID 087.0-0006-0007.A												AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
2	Frame Shed	D	Y	1	6X8	A	FR	1982	0.00	T	37	101										
More: N				Total Yard Items:				Total Special Features:				Total:										